



ZONING ADMINISTRATION REFERRAL

DATE: September 1, 2010

TO: Heidi Siebentritt, Department of Planning, Community Information & Outreach
Kate McConnell, Department of Planning, Community Information & Outreach

FROM: Andrew Willingham, Zoning Administration *AW*

THROUGH: Mark Stultz, Deputy Zoning Administrator

SUBJECT: CAPP-2010-0020 Tribby, Linda Speaks

ADDRESS: 1551 Second Street, Waterford, VA 20197

LCTM: /28/A/1/A//28/

MCPI: 303-16-5688

REVISED 1993 ZONING DISTRICTS:

2-600 Countryside Residential-2 (CR-2)
4-2100 Waterford Village Conservation Overlay District (VCOD)
6-1800 Waterford Historic District

PROPOSED USE: Replace old wooden and wire fencing with wrought iron fence on private property in the Waterford Historic District.

The following items were reviewed as part of the CAPP application:

1. CAPP Application, dated August 19, 2010
2. Statement of Justification
3. Multiple photographs of subject property
4. Property survey
5. Fencing material information and plans

ZONING COMMENTS:

1. Zoning has no comment in regards to this application. However, please be advised if the proposed fence were to encroach into the required front yard of the subject property Section 5-200 (A) (1) of the Revised 1993 Loudoun County Zoning Ordinance shall apply.

CERTIFICATE OF APPROPRIATENESS [CAPP] RESEARCH SUMMARY:

CAPP-2010-0020 Name: Tribby, Linda Speaks

LCTM: /28/A/1/A/36/ MCPI: 303-16-3845

SIZE: 0.39

ADDRESS: 1551 Second Street, Waterford, VA 20197

Revised 1993 Loudoun County Zoning Ordinance Section / Zoning District: CR-2

Zoning Issues: ☐ YES ☒ NO

Existing Use: Residential; Single Family Detached

Proposed Use: Removal and replacement of existing fence and gate

Existing square feet: N/A

Expansion area square feet: N/A

Definitions (Article 8):

Lot Requirements:

- a. minimum lot size: 20,000 square feet
- b. minimum lot width: 75 feet
- c. Maximum lot coverage: 25%

Yard Requirements:

- a. Front-25 Feet; Sides-9 Feet; Rear-25 Feet

Height Requirements:

- a. Maximum building height: 40 feet, excluding agricultural, horticultural, and animal husbandry structures

6-1805 Yard Modification: N/A

Encroachment into required yard: _____ feet Distance from property line: _____

Zoning Overlay Districts:

4-1600 Mountainside: ☒ None _____ Highly Sensitive _____ Sensitive _____ Moderately Sensitive

4-1500 Floodplain: N/A

4-2100 *Village Overlay: Waterford

Additional Regulations:

5-100 Accessory: 5-101 (A) (4)

5-200 Permitted Structures in Required Yard: 5-200 (A) (1)

5-300 Visibility at Intersections: N/A

5-600 Additional Regulations to Specific Uses: N/A

5-900 Setbacks: N/A

5-1200 Signs: N/A

5-1508 Steep Slopes: N/A

Zoning Permits Issued/Applied: N/A

Previous Zoning Determinations: N/A

Outstanding Alleged Zoning Violations: N/A

Related BLAD / SBFM / SBPL-R / SBRD: N/A

Commercial Uses Only: N/A

Other:

Deck landscaping / effective buffer per Dana Malone: N/A

VDOT Permit required for work in the ROW: N/A

Cemeteries: N/A

Scenic Byway: N/A

Other Easements (Scenic, Utility, Etc.): N/A

Infrastructure:

Adjacent Roads:

Existing or Planned / CTP – Sec. 1-205(J) Setback based on ultimate ROW

	Maj. Art.	Min. Art.	Maj. Col.	Minor Col.	Local
1. Second Street					x

Water Provided By: On-site well system

Sewer Provided By: Sewer provided by town of Waterford

ADDITIONAL NOTES: